

FOR SALE > INVESTMENT SPACE

# Red Mountain Mall

528 COUNTY ROAD | EVANSTON, WYOMING



## Property Information

- > Cash flowing investment property
- > 9,100 SF mall building
- > 4,000 SF car wash structure
- > 1.26 Acres
- > Best hard corner location in town!



Pylon Signage Available

## Total Building Sq Footage

Red Mountain Mall Building	9,100 sq ft
Car Wash Structure	4,000 sq ft
Acreage	1.26 acres

## Financial

Gross income	\$190,000.00
Expenses	\$76,000.00
NROI	\$113,500.00
Proforma NROI	\$130,900.00
Offering price	\$1,200,000 (approx..9.5 Cap - 9.5% return)

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